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*Executive Assistant
Kennewick Irrigation District
2015 South Ely Street
Kennewick, WA 99337*

KENNEWICK IRRIGATION DISTRICT RESOLUTION 2019-11

Authorization of Collection of Surcharges for PLA Properties in the Highland Gardens-Nielsen's Plat Benefit Area.

A **RESOLUTION** of the Board of Directors of Kennewick Irrigation District (KID), Benton County, Washington, for the purpose of authorizing collection of surcharges for the Highland Gardens-Nielsen's Plat Benefit Area.

WHEREAS, the Highland Gardens-Nielsen's Plat Private Line Area (PLA) will be impacted by the development of the Lauria Meadows subdivision; construction activities in 2019 will likely damage the mainline delivering water to this PLA. The City of Kennewick has allowed the developer to replace the portion of damaged mainline underneath the future city streets and will remain privately owned. An alternative option for the PLA was presented by KID during a March 7th, 2019 meeting. KID Staff proposed to install a pressurized pipeline and service connections along the frontage of W 21st, W 20th and W 19th Ave. These pipelines would be connected to the KID pipeline in S. Vancouver St. which will become a pressurized line during the 2019 water season; and

WHEREAS, the surcharge benefit area shall include the following parcels:

- *The North half of Lots 1 and 2, Block 1, Highland Gardens, according to the Plat thereof recorded in Volume 3 of Plats, Page 57, records of Benton County, Washington.*
 - *North half Lots 1 and 2, Parcel 111893030001002*
- *The South half of Lots 1 and 2, Block 1, Highland Gardens, according to the Plat thereof recorded in Volume 3 of Plats, Page 57, records of Benton County, Washington.*
 - *South half Lots 1 and 2, Parcel 111893030001001*
- *Lots 3-4, 6 and 9, Block 1, Highland Gardens, according to the Plat thereof recorded in Volume 3 of Plats, Page 57, records of Benton County, Washington.*
 - *Lot 3, Parcel 111893030001003*
 - *Lot 4, Parcel 111893030001004*
 - *Lot 6, Parcel 111893030001006*
 - *Lot 9, Parcel 111893030001009*

- *Short Plat #2853, Lots 1-2, Recorded in Volume 1 of Short Plats, Page 2853, Records of Benton County, Washington.*
 - *Lot 1, Parcel 111893012853001*
 - *Lot 2, Parcel 111893012853002*

- *The North half of Lot 7, Block 1, Highland Gardens, according to the Plat thereof recorded in Volume 3 of Plats, Page 57, records of Benton County, Washington.*
 - *North half Lot 7, Parcel 111893030001007*

- *The North half of Lot 8, Block 1, Highland Gardens, according to the Plat thereof recorded in Volume 3 of Plats, Page 57, records of Benton County, Washington.*
 - *North half Lot 8, Parcel 111893030001008*

- *The South half of Lots 7 and 8, Block 1, Highland Gardens, according to the Plat thereof recorded in Volume 3 of Plats, Page 57, records of Benton County, Washington.*
 - *South half Lots 7 and 8, Parcel 111893030001010*

- *Lots 1-3, Block 2, Highland Gardens, according to the Plat thereof Recorded in Volume 3 of Plats, Page 57, records of Benton County, Washington.*
 - *Lot 1, Parcel 111893030002001*
 - *Lot 2, Parcel 111893030002002*
 - *Lot 3, Parcel 111893030002003*

- *The North half of Lots 4-9, Block 2, Highland Gardens, according to the Plat thereof recorded in Volume 3 of Plats, Page 57, records of Benton County, Washington.*
 - *North half Lot 4, Parcel 111893030002004*
 - *North half Lot 5, Parcel 111893030002005*
 - *North half Lot 6, Parcel 111893030002006*
 - *North half Lot 7, Parcel 111893030002007*
 - *North half Lot 8, Parcel 111893030002008 (relegated)*
 - *North half Lot 9, Parcel 111893030002009 (relegated)*

- *The South half of Lots 4 and 5, Block 2, Highland Gardens, according to the Plat thereof recorded in Volume 3 of Plats, Page 57, records of Benton County, Washington.*
 - *South half Lots 4 and 5, Parcel 111893030002010*

- *The South half of Lots 6-9, Block 2, Highland Gardens, according to the Plat thereof recorded in Volume 3 of Plats, Page 57, records of Benton County, Washington.*
 - *South half Lot 6, Parcel 111893030002011*
 - *South half Lot 7, Parcel 111893030002012*
 - *South half Lot 8, Parcel 111893030002013*
 - *South half Lot 9, Parcel 111893030002014*

- *Lots 1 and 4-10, Nielsen's Plat, according to the Plat thereof recorded in Volume 4 of Plats, Page 13 records of Benton County, Washington.*
 - *Lot 1, Parcel 111893040000001*
 - *Lots 4 and 5, Parcel 111893040000014*
 - *Lot 6, Parcel 111893040000006*
 - *Lot 7, Parcel 111893040000007*
 - *Lot 8, Parcel 111893040000008*

- Lot 9, Parcel 111893040000009
- Lot 10, Parcel 111893040000010
- *The North half of Lots 2 and 3, Nielsen's Plat, according to the Plat thereof recorded in Volume 4 of Plats, Page 13, records of Benton County, Washington.*
 - North half Lot 2, Parcel 111893040000002
 - North half Lot 3, Parcel 111893040000003
- *The South half of Lots 2 and 3, Nielsen's Plat, according to the Plat thereof recorded in Volume 4 of Plats, Page 13, records of Benton County, Washington.*
 - South half Lot 2, Parcel 111893040000012
 - South half Lot 3, Parcel 111893040000013

WHEREAS, the surcharge benefit area lies within an established private line area (PLA); and

WHEREAS, the system improvements shall be delayed until enough participation by property owners exists, participation shall be at the KID Board's discretion; and

WHEREAS, the surcharge benefit area shall be subject to KID Policy 2.41, "KID Surcharges for System Improvements". The surcharge applicable to these properties upon connection shall be calculated as follows:

WHEREAS, the level of service provided to properties within the Highland Gardens-Nielsen's Plat Benefit Area shall be based on equivalent irrigation units (EIU). Each EIU shall be the equivalent of a one and a quarter inch (1 ¼) service connection providing an instantaneous flow of 15 gallons per minute. Any larger service connections shall be calculated from as a multiple of this base EIU, irrespective of development standards applicable to a property.

1. The surcharge shall be determined based construction estimates, since the work has not yet occurred and will be adjusted based on actual costs of construction.
 - a. The initial estimated amount to pay for improvements in full is \$6,172.00 per EIU.
 - b. If not paid in full within 6 months of connection, an annual surcharge of \$799.30 per EIU will be added to the KID billing to the property as a separate Capital Charge, with equal one-half (1/2) installments due on April 30 and October 31 of each year, beginning on April 30 of the following year, for ten (10) years.

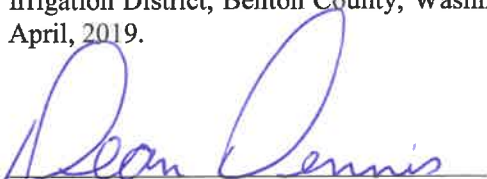
WHEREAS, PLA properties connecting to the system in the surcharge benefit area will be required to enter into an Irrigation Water Service Agreement, guaranteeing that KID will be paid for the improvements; and

WHEREAS, new properties created through the platting process connecting to the pressurized system shall pay the appropriate surcharge in full at the time of land division unless approved by the KID Board (i.e. Voluntary Mitigation Agreement). These surcharges will not include financing fees; and

WHEREAS, the Board of Directors of Kennewick Irrigation District met in regular session on April 16, 2019, with a quorum present,

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Kennewick Irrigation District that the collection of surcharges for PLA properties in the Highland Gardens-Nielsen's Plat Benefit Area is hereby authorized.

RESOLUTION 2019-11 IS HEREBY ADOPTED by the Board of Directors of Kennewick Irrigation District, Benton County, Washington, at a regular open public meeting thereof this 16th day of April, 2019.



Dean Dennis



Raman Venkata

via telephone

Gene Huffman



David McKenzie



Kirk Rathbun